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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
August 17, 2022**

Vice-Chairman Keith Giltner called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, August 17, 2022 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

As Chairman Neiman is unable to attend this meeting in person, Village Clerk Christine Bruton asked for a **motion and a second to appoint Member Keith Giltner Chairman Pro Tem for tonight's proceedings**. So moved by Member Murphy, seconded by Member Moberly. Voice vote taken, all in favor, motion carried.

1. ROLL CALL

Present: Chairman Pro Tem Keith Giltner, Members Gary Moberly, Gannon O'Brien, Tom Murphy, Leslie Lee, John Podliska, and Chairman Bob Neiman (*present electronically*)

Absent: None

Also Present: Director of Community Development/Building Commissioner Robb McGinnis and Village Clerk Christine Bruton

2. APPROVAL OF MINUTES

a) **July 20, 2022**

Following changes to the draft minutes, Member Murphy **moved to approve the minutes of June 15, 2022, as amended**. Member Podliska seconded the motion.

Voice vote taken, all in favor, motion carried.

3. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT – None

4. RECEIPT OF APPEARANCES – None

5. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE – None

6. PRE-HEARING AND AGENDA SETTING

a) **V-05-22, 714 South Madison Street**

Mr. Patrick McGinnis, attorney for the homeowners, addressed the Board. He said they are requesting FAR and building coverage relief in order to construct a two-car garage. They need 22.56' square feet of FAR relief and 152.75' square feet of building coverage relief. He noted there was no garage on the property at the time of purchase. They propose to build the smallest two-car garage possible, accessible through the alley. This is comparable to others in the neighborhood.

1 It was confirmed that the Zoning Board does not have final authority on these
2 types of relief, and therefore is a recommendation only to the Village Board of
3 Trustees.

4 Mr. Patrick McGinnis added they would not need a variation for a one-car
5 garage.

6 The public hearing was set for the next meeting of the Zoning Board of Appeals.
7

8 **7. PUBLIC HEARING – None**

9
10 **8. NEW BUSINESS – None**

11
12 **9. OLD BUSINESS**

13 a) **APP-01-22, 110 East Ogden Avenue - Status**

14 Chairman Pro Tem Giltner introduced the item and asked Mr. Robb McGinnis
15 for updates. Mr. McGinnis said thus far there has been no application for a
16 major adjustment. Comments from the Stavers on the new landscape plan
17 were forwarded to the 110 Ogden people. He does not know if any plants have
18 been sourced, or what the planting season might be for any specific species.
19 In terms of the building, he does not believe it will be substantially complete for
20 another 60 days.

21 Ms. Kelly Staver addressed the Board stating they said no to the landscape
22 plan because it did not provide screening. She made it clear they are willing to
23 work with the 110 owners, but they were presented with a plan that didn't
24 provide screening. So they said no. She advised the Board to go back to the
25 March 3, 2020 or March 16, 2020 Board meetings where the 110 owner said,
26 regarding a fence, that there will be a wall of arborvitae that will prevent egress
27 to the residential properties. That is what they want. The 110 owners at that
28 time said the trees would remain. Mrs. Staver said they are asking for 15-20'
29 foot tall plantings, but they won't be picky as long as they provide screening.
30 Mrs. Staver agreed to stay the process an additional 60 days.

31 Member Murphy moved to continue the status for **APP-01-22, 110 East Ogden**
32 **Avenue 60 days until the October meeting of the ZBA.** Member Podliska
33 seconded the motion. Voice vote taken, all in favor, motion carried.
34

35 **10. ADJOURNMENT**

36 With no further business before the Zoning Board of Appeals, Member Podliska
37 made a motion to **adjourn the Zoning Board of Appeals of July 20, 2022.**
38 Member Murphy seconded the motion. Voice vote taken, all in favor, motion
39 carried.
40

41 Chairman Pro Tem Giltner declared the meeting adjourned at 6:46 p.m.
42

43
44 _____
45 Christine M. Bruton

Approved: _____